

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice to:
David H. Turner
Tresa L. Turner
180 Dallas Lane
Montevallo, AL 35115

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

20200331000125590
03/31/2020 11:22:46 AM
DEEDS 1/3

That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND SEVEN HUNDRED AND NO/100 -----
----- (\$ 175,700.00-----)

Dollars to the undersigned grantor, **RC BIRMINGHAM, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto David H. Turner and Tresa L. Turner, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$140,560.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, Amanda Adcock, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30 day of March, 2020.

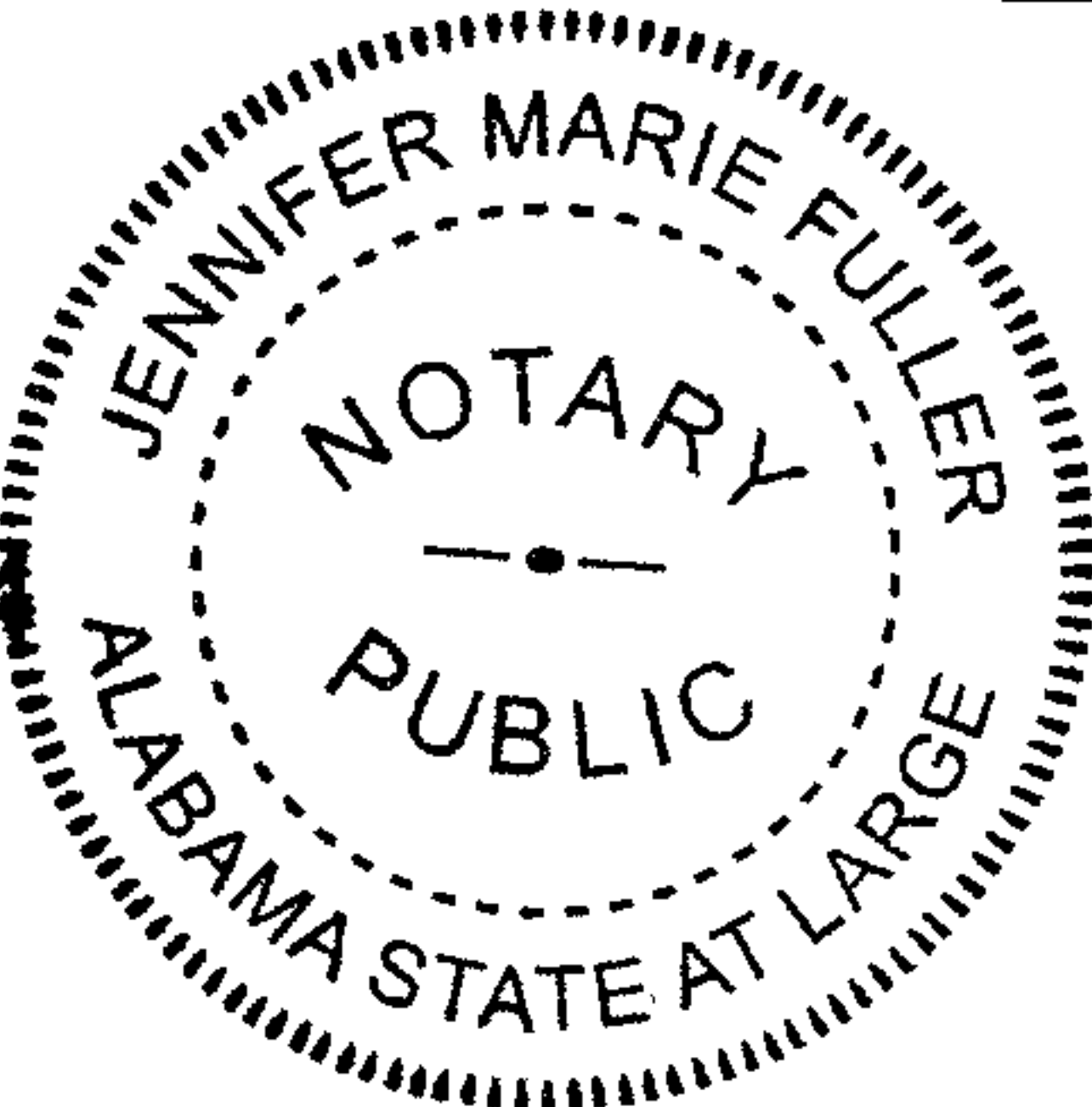
RC BIRMINGHAM, LLC
By: [Signature]
Amanda Adcock
Its: Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Adcock, whose name as Manager of RC BIRMINGHAM, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30 day of March, 2020.
My Commission Expires:

My Commission Expires January 3, 2024



[Signature]
Notary Public

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Exhibit "A"
Property Description

Lot 124, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded Map Book 51, page 1, in the Probate Office of Shelby County, Alabama.

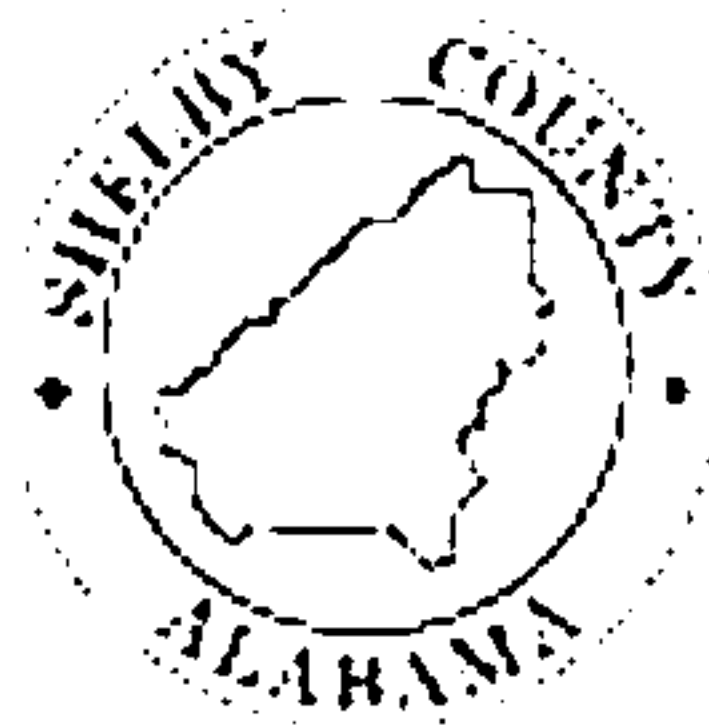
SUBJECT TO:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Lakes at Hidden Forest, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
10. Title to any portion lying within any common areas as shown on the maps recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Power Company as recorded in Instrument #20061212000600970, in the Probate Office of Shelby County, Alabama.
12. Title to any portion lying within public roads.
13. Any road rights of ways.
14. Declaration of Covenants and Restrictions for The Lakes at Hidden Forest, a residential subdivision as recorded in Instrument #20061120000567220 and Instrument #20190517000170760, in the Probate Office of Shelby County, Alabama.

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15. Hypothication Agreement recorded 01/26/2018 in Instrument #20180126000027420.

16. Assignment of Agreements, Permits, Licenses and Approvals recorded on 01/26/2018 in Instrument #20180126000027430.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2020 11:22:46 AM
\$63.50 JESSICA
20200331000125590

Alicia S. Boyd